

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

WOOD CO APPRAISAL DISTRICT
P O BOX 1706
QUITMAN TEXAS 75783-1706

903-657-2555

woodhelp@woodcad.org

WYNN-CROSBY OPERATING LTD
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



| | |
|---|-------------|
| APPRAISAL YEAR 2025 | |
| THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING | |
| PROTESTS ON 7/07/2025 | AT: 9:00 AM |
| APPRAISAL DISTRICT OFFICE | |
| 210 CLARK STREET | |
| QUITMAN, TEXAS 75783 | |
| 903-657-2555 EXT 12 MINERALS | |
| 903 657 2555 EXT 24 ROYALTIES | |
| 903 657 2555 EXT 14 PERSONAL | |
| Protest Deadline: | 6-13-2025 |
| ARB Hearing: | 7-07-2025 |
| Owner: | 716977 5132 |
| VISIT WWW.PANDAI.COM AND SELECT MINERAL OR | |
| PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE | |
| APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S. | |

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|--|---------------------|---------------------|------------------------------------|---|
| COUNTY | C | 4,440 | 7,360 | Lease: 61200 Type: REAL Owner #: 716977 |
| QUITMAN ISD | C | 4,440 | 7,360 | Legal: JOHNSON B L -E- |
| HOSPITAL | C | 4,440 | 7,360 | WYNN-CROSBY OPER |
| WASTE DISPOSAL | C | 4,440 | 7,360 | AB 10 H ANDERSON SURVEY |
| | | | | RRC# 1379 |
| | | | | Agent: 040 |
| | | | | .010755 Override Royalty |
| | | | | Category: G1 |
| | | | | Railroad #: 1379 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED | | | | |
| HB1984: The Appraised value of \$7,360 in 2025 as compared to \$11,240 in 2020 is a 34.52% decrease. | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | |
| COUNTY | 4,440 | 2,030 | 5,330 | |
| QUITMAN ISD | 4,440 | 2,030 | 5,330 | |
| HOSPITAL | 4,440 | 2,030 | 5,330 | |
| WASTE DISPOSAL | 4,440 | 2,030 | 5,330 | |

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

TRACY NICHOLS
Chief Appraiser

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION | | |
|---|---------------------|---------------------|--|------------|--|
| COUNTY | 280 | 80 | Lease: 103000 Type: REAL Owner #: 716977 | | |
| QUITMAN ISD | 280 | 80 | Legal: PATTERSON ISAAC | | |
| HOSPITAL | 280 | 80 | WYNN CROSBY OPER | | |
| WASTE DISPOSAL | 280 | 80 | AB 20 ALLEN SURVEY | | |
| | | | WELL #2 & 3 (RRC #5786) | Agent: 040 | |
| | | | .004562 Royalty Interest | | |
| | | | Category: G1 | | |
| | | | Railroad #: 5786 | | |
| HB1984: The Appraised value of \$80 in 2025 as compared to \$80 in 2020 is a .00% increase. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| COUNTY | 120 | 0 | 80 | | |
| QUITMAN ISD | 120 | 0 | 80 | | |
| HOSPITAL | 120 | 0 | 80 | | |
| WASTE DISPOSAL | 120 | 0 | 80 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION | | |
|--|---------------------|---------------------|--|------------|--|
| COUNTY | 2,710 | 750 | Lease: 103000 Type: REAL Owner #: 716977 | | |
| QUITMAN ISD | 2,710 | 750 | Legal: PATTERSON ISAAC | | |
| HOSPITAL | 2,710 | 750 | WYNN CROSBY OPER | | |
| WASTE DISPOSAL | 2,710 | 750 | AB 20 ALLEN SURVEY | | |
| | | | WELL #2 & 3 (RRC #5786) | Agent: 040 | |
| | | | .043400 Override Royalty | | |
| | | | Category: G1 | | |
| | | | Railroad #: 5786 | | |
| HB1984: The Appraised value of \$750 in 2025 as compared to \$710 in 2020 is a 5.63% increase. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| COUNTY | 1,188 | 0 | 750 | | |
| QUITMAN ISD | 1,188 | 0 | 750 | | |
| HOSPITAL | 1,188 | 0 | 750 | | |
| WASTE DISPOSAL | 1,188 | 0 | 750 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION | | |
|---|---------------------|---------------------|--|------------|--|
| COUNTY | 3,540 | 3,210 | Lease: 148200 Type: REAL Owner #: 716977 | | |
| QUITMAN ISD | 3,540 | 3,210 | Legal: STONE-JOHNSON -C1- | | |
| HOSPITAL | 3,540 | 3,210 | WYNN-CROSBY OPER | | |
| WASTE DISPOSAL | 3,540 | 3,210 | AB 10 H ANDERSON SURVEY | | |
| | | | (RR #5522-RR #1446) | Agent: 040 | |
| | | | .012987 Override Royalty | | |
| | | | Category: G1 | | |
| | | | Railroad #: 1380 | | |
| HB1984: The Appraised value of \$3,210 in 2025 as compared to \$5,980 in 2020 is a 46.32% decrease. | | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| COUNTY | 3,540 | 0 | 3,210 | | |
| QUITMAN ISD | 3,540 | 0 | 3,210 | | |
| HOSPITAL | 3,540 | 0 | 3,210 | | |
| WASTE DISPOSAL | 3,540 | 0 | 3,210 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 1,500 | 1,400 | Lease: 500304 Type: REAL Owner #: 716977 |
| QUITMAN ISD | 1,500 | 1,400 | Legal: DELONEY HEIRS |
| HOSPITAL | 1,500 | 1,400 | WYNN-CROSBY OPER |
| WASTE DISPOSAL | 1,500 | 1,400 | AB 484 J ROBBINS SURVEY |
| | | | RRC# 14485 |
| | | | Agent: 040 |
| | | | .002103 Royalty Interest |
| | | | Category: G1 |
| | | | Railroad #: 14485 |
| HB1984: The Appraised value of \$1,400 in 2025 as compared to \$710 in 2020 is a 97.18% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| COUNTY | 1,500 | 0 | 1,400 |
| QUITMAN ISD | 1,500 | 0 | 1,400 |
| HOSPITAL | 1,500 | 0 | 1,400 |
| WASTE DISPOSAL | 1,500 | 0 | 1,400 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 36,030 | 33,560 | Lease: 500304 Type: REAL Owner #: 716977 |
| QUITMAN ISD | 36,030 | 33,560 | Legal: DELONEY HEIRS |
| HOSPITAL | 36,030 | 33,560 | WYNN-CROSBY OPER |
| WASTE DISPOSAL | 36,030 | 33,560 | AB 484 J ROBBINS SURVEY |
| | | | RRC# 14485 |
| | | | Agent: 040 |
| | | | .050608 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 14485 |
| HB1984: The Appraised value of \$33,560 in 2025 as compared to \$17,070 in 2020 is a 96.60% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| COUNTY | 36,030 | 0 | 33,560 |
| QUITMAN ISD | 36,030 | 0 | 33,560 |
| HOSPITAL | 36,030 | 0 | 33,560 |
| WASTE DISPOSAL | 36,030 | 0 | 33,560 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 3,440 | 3,140 | Lease: 500326 Type: REAL Owner #: 716977 |
| QUITMAN ISD | 3,440 | 3,140 | Legal: GRAHAM DAN #3 |
| HOSPITAL | 3,440 | 3,140 | WYNN-CROSBY OPER |
| WASTE DISPOSAL | 3,440 | 3,140 | AB 18 D ADAMS SURVEY |
| | | | Agent: 040 |
| | | | .050000 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 14669 |
| HB1984: The Appraised value of \$3,140 in 2025 as compared to \$5,740 in 2020 is a 45.30% decrease. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| COUNTY | 3,440 | 0 | 3,140 |
| QUITMAN ISD | 3,440 | 0 | 3,140 |
| HOSPITAL | 3,440 | 0 | 3,140 |
| WASTE DISPOSAL | 3,440 | 0 | 3,140 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 1,870 | 1,950 | Lease: 500329 Type: REAL Owner #: 716977 |
| QUITMAN ISD | 1,870 | 1,950 | Legal: PATTERSON ISAAC #5 |
| HOSPITAL | 1,870 | 1,950 | WYNN CROSBY |
| WASTE DISPOSAL | 1,870 | 1,950 | AB 20 ALLEN SURVEY |
| | | | WELL #5 RRC #1396 |
| | | | Agent: 040 |
| | | | .003904 Royalty Interest |
| | | | Category: G1 |
| | | | Railroad #: 1396 |
| HB1984: The Appraised value of \$1,950 in 2025 as compared to \$1,210 in 2020 is a 61.16% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| COUNTY | 1,870 | 0 | 1,950 |
| QUITMAN ISD | 1,870 | 0 | 1,950 |
| HOSPITAL | 1,870 | 0 | 1,950 |
| WASTE DISPOSAL | 1,870 | 0 | 1,950 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2025 | PROPERTY DESCRIPTION |
|---|---------------------|---------------------|--|
| COUNTY | 22,010 | 22,890 | Lease: 500329 Type: REAL Owner #: 716977 |
| QUITMAN ISD | 22,010 | 22,890 | Legal: PATTERSON ISAAC #5 |
| HOSPITAL | 22,010 | 22,890 | WYNN CROSBY |
| WASTE DISPOSAL | 22,010 | 22,890 | AB 20 ALLEN SURVEY |
| | | | WELL #5 RRC #1396 |
| | | | Agent: 040 |
| | | | .045857 Override Royalty |
| | | | Category: G1 |
| | | | Railroad #: 1396 |
| HB1984: The Appraised value of \$22,890 in 2025 as compared to \$14,200 in 2020 is a 61.20% increase. | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| COUNTY | 22,010 | 0 | 22,890 |
| QUITMAN ISD | 22,010 | 0 | 22,890 |
| HOSPITAL | 22,010 | 0 | 22,890 |
| WASTE DISPOSAL | 22,010 | 0 | 22,890 |

| Total of all Above Parcels | | | | | |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Deductions | Owner's Proposed Taxable | | |
| COUNTY | 74,138 | 2,030 | 72,310 | | |
| QUITMAN ISD | 74,138 | 2,030 | 72,310 | | |
| HOSPITAL | 74,138 | 2,030 | 72,310 | | |
| WASTE DISPOSAL | 74,138 | 2,030 | 72,310 | | |